



# Dane County

## Meeting Agenda - Final Zoning & Land Regulation Committee

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Tuesday, May 27, 2014

7:00 PM

City - County Building, ROOM 201  
210 Martin Luther King Jr. Blvd., Madison

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### A. Call to Order

### B. Public comment for any item not listed on the agenda

### C. Election of Officers

### D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

#### [10674](#)

PETITION: REZONE 10674  
APPLICANT: THOMAS MUELLER  
LOCATION: 4633 STATE HIGHWAY 138, SECTION 7, TOWN OF RUTLAND  
CHANGE FROM: C-2 Commercial District TO C-2 Commercial District, C-2 Commercial District TO RE-1 Recreational District  
REASON: amend deed restriction to expand limited used and adjust property line between adjacent neighbors

**Attachments:**

[10674 staff.pdf](#)

[10674 town.pdf](#)

[10674 map.pdf](#)

[10674 app.pdf](#)

#### [10675](#)

PETITION: REZONE 10675  
APPLICANT: MRK LLC  
LOCATION: 3527 FEMRITE DRIVE, SECTION 23, TOWN OF BLOOMING GROVE  
CHANGE FROM: C-1 Commercial District TO C-2 Commercial District  
REASON: zoning compliance for an existing auto repair center

**Attachments:**

[10675 staff.pdf](#)

[10675 town.pdf](#)

[10675 map.pdf](#)

[10675 app.pdf](#)

[10676](#) PETITION: REZONE 10676  
APPLICANT: RICHGELS TRUST  
LOCATION: 4889 PINE SPRINGS ROAD, SECTION 36, TOWN OF VIENNA  
CHANGE FROM: RH-1 Rural Homes District TO R-1 Residence District  
REASON: divide existing residential lot into two lots

**Attachments:** [10676 staff.pdf](#)  
[10676 town.pdf](#)  
[10676 map.pdf](#)  
[10676 map water.pdf](#)  
[10676 app.pdf](#)

[10677](#) PETITION: REZONE 10677  
APPLICANT: WAYNE CROKUS  
LOCATION: 3128 HICKORY RIDGE ROAD, SECTION 2, TOWN OF VERONA  
CHANGE FROM: R-1 Residence District TO RH-1 Rural Homes District  
REASON: permit agricultural uses on property

**Attachments:** [10677 staff.pdf](#)  
[10677 town.pdf](#)  
[10677 map.pdf](#)  
[10677 app.pdf](#)

[10678](#) PETITION: REZONE 10678  
APPLICANT: DALE C EHLE  
LOCATION: 1108 STATE HIGHWAY 138, SECTION 8, TOWN OF DUNKIRK  
CHANGE FROM: A-1EX Agriculture District TO R-1A Residence District,  
A-1EX Agriculture District TO RH-2 Rural Homes District  
REASON: shifting property lines between adjacent land owners

**Attachments:** [10678 staff.pdf](#)  
[10678 town.pdf](#)  
[10678 map.pdf](#)  
[10678 app.pdf](#)

[10680](#) PETITION: REZONE 10680  
APPLICANT: CORY K CLEMENS  
LOCATION: WEST OF 7558 DUNROVEN ROAD, SECTION 6, TOWN  
OF VIENNA  
CHANGE FROM: A-1EX Agriculture District TO LC-1 Limited  
Commercial District  
REASON: allow landscaping business on property

**Attachments:** [10680 staff.pdf](#)  
[10680 town.pdf](#)  
[10680 map.pdf](#)  
[10680 7549 Dunroven.pdf](#)  
[10680 app.pdf](#)

[10681](#) PETITION: REZONE 10681  
APPLICANT: LEE W MERRICK  
LOCATION: 5410 STATE HIGHWAY 73, SECTION 22, TOWN OF  
MEDINA  
CHANGE FROM: A-2 Agriculture District TO RH-3 Rural Homes District,  
A-2 Agriculture District TO A-4 Agriculture District  
REASON: separation of existing residence from farmland

**Attachments:** [10681 staff.pdf](#)  
[10681 map.pdf](#)  
[10681 app.pdf](#)

[10682](#) PETITION: REZONE 10682  
APPLICANT: STATZ BROS INC  
LOCATION: 1151 BERLIN ROAD, SECTION 5, TOWN OF MEDINA  
CHANGE FROM: A-1EX Agriculture District TO RH-2 Rural Homes  
District, A-1EX Agriculture District TO RH-3 Rural Homes District, A-1EX  
Agriculture District TO RH-2 Rural Homes District  
REASON: separation of existing residence from farmland and the  
creation of two residential lots

**Attachments:** [10682 staff.pdf](#)  
[10682 density study.pdf](#)  
[10682 map.pdf](#)  
[10682 app.pdf](#)

[10683](#) PETITION: REZONE 10683  
APPLICANT: JAMES S ELLESON  
LOCATION: 4671 COUNTY HIGHWAY JJ AND LANDS WEST  
THEREOF, SECTION 3, TOWN OF VERMONT  
CHANGE FROM: A-1EX Agriculture District TO RH-1 Rural Homes  
District, A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX  
Agriculture District TO LC-1 Limited Commercial District  
REASON: creating a residential lot for an existing residence; creating a  
commercial lot for an existing business; creating a residential zoning  
boundary for a new house

**Attachments:** [10683 staff.pdf](#)  
[10683 town.pdf](#)  
[10683 density study.pdf](#)  
[10683 map.pdf](#)  
[10683 site map.pdf](#)  
[10683 app.pdf](#)

[10684](#) PETITION: REZONE 10684  
APPLICANT: KENT KATZENMEYER  
LOCATION: 6735 SUNSET DRIVE AND LANDS DIRECTLY SOUTH  
AND SOUTH WEST, SECTION 35, TOWN OF VERONA  
CHANGE FROM: RH-1 Rural Homes District TO A-1EX Agriculture  
District, A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX  
Agriculture District TO B-1 Local Business District  
REASON: shifting lot lines between adjacent owners and expansion of  
an existing commercial lot

**Attachments:** [10684 staff.pdf](#)  
[10684 town.pdf](#)  
[10684 map.pdf](#)  
[10684 app.pdf](#)

[10685](#) PETITION: REZONE 10685  
APPLICANT: TOWN OF SPRINGDALE  
LOCATION: 2684 BERGLUND DRIVE, SECTION 13, TOWN OF  
SPRINGDALE  
CHANGE FROM: A-B Ag-Business District TO A-B Ag-Business District  
REASON: compliance with the farmland preservation plan as required  
by ss. 91.38

**Attachments:** [10685 staff.pdf](#)  
[10685 app.pdf](#)

[10686](#) PETITION: REZONE 10686  
APPLICANT: Town of Middleton  
LOCATION: Various locations, see details  
CHANGE FROM: Various zoning districts  
REASON: compliance with farmland preservation plan as required by ss 91.38

**Attachments:** [10686 staff.pdf](#)  
[10686 app.pdf](#)

[10689](#) PETITION: REZONE 10689  
APPLICANT: LAWRENCE P KANTZLER  
LOCATION: 384 COUNTY HIGHWAY A, SECTION 35, TOWN OF CHRISTIANA  
CHANGE FROM: A-1EX Agriculture District TO A-2 (1) Agriculture District  
REASON: zoning compliance for existing residential structure

**Attachments:** [10689 staff.pdf](#)  
[10689 town.pdf](#)  
[10689 map.pdf](#)  
[10689 app.pdf](#)

[CUP 2271](#) PETITION: CUP 2271  
APPLICANT: WAYNE L ACE  
LOCATION: 1219 COUNTY HIGHWAY D, SECTION 8, TOWN OF OREGON  
CUP DESCRIPTION: limited family business (limousine and bus service)

**Attachments:** [CUP 2271 staff.pdf](#)  
[CUP 2271 town.pdf](#)  
[CUP 2271 map.pdf](#)  
[CUP 2271 app.pdf](#)

[CUP 2272](#) PETITION: CUP 2272  
APPLICANT: G & S PROPERTIES OF SPRINGFIELD LLC  
LOCATION: 7265 STATE HIGHWAY 19, SECTION 9, TOWN OF SPRINGFIELD  
CUP DESCRIPTION: continuation of and existing mineral extraction operation

**Attachments:** [CUP 2272 staff.pdf](#)  
[CUP 2272 map.pdf](#)  
[CUP 2272 app.pdf](#)

[CUP 2273](#) PETITION: CUP 2273  
APPLICANT: ROJO REV TR, JOSE & MARY  
LOCATION: 5987 WHIPPERWILL ROAD, SECTION 12, TOWN OF BERRY  
CUP DESCRIPTION: horse boarding stables, riding stables & training facilities

**Attachments:** [CUP 2273 staff.pdf](#)  
[CUP 2273 town.pdf](#)  
[CUP 2273 map.pdf](#)  
[CUP 2273 app.pdf](#)

[2014 OA-023](#) AMENDING CHAPTER 76 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING ISSUANCE OF BUILDING NUMBERS FOR PARCELS WITHOUT A BUILDING.

**Sponsors:** DOWNING, BOLLIG, MATANO, MILES, SALOV and WUEST

**Attachments:** [2014 OA-016 BUILDING NUMBERS.pdf](#)

## **E. Zoning Map Amendments and Conditional Use Permits from previous meetings**

## **F. Plats and Certified Survey Maps**

## **G. Resolutions**

## **H. Ordinance Amendment**

[2014 OA-023](#) AMENDING CHAPTER 76 OF THE DANE COUNTY CODE OF ORDINANCES, REGARDING ISSUANCE OF BUILDING NUMBERS FOR PARCELS WITHOUT A BUILDING.

**Sponsors:** DOWNING, BOLLIG, MATANO, MILES, SALOV and WUEST

**Attachments:** [2014 OA-016 BUILDING NUMBERS.pdf](#)

## **I. Reports to Committee**

## **J. Other Business Authorized by Law**

## **K. Adjourn**

*NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.*

*NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.*

*LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.*